Doc. # 5006

MEMORANDUM JANUARY 28, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

	Recommendations			
Neighborhoods	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	3	1		
Back Bay				
Beacon Hill				
Charlestown	3	2		
Chinatown				
City Proper				
Dorchester	5			1
East Boston	2	2		1
Fenway			1	
Government Center				
Hyde Park	1			
Jamaica Plain	2	1	1	
Kenmore				
Mattapan				1
North End				
Roslindale		1		
Roxbury				
South Boston	3	1		3
South Cove	1			
South End	4		1	1
West Roxbury	1			1

NPZ003.BM

Allston-Brighton

Approval	Z-10941.	230 Western Avenue, office building vestibule.
Denial	Z-11084.	36 Monastery Road, carport.
Approval	Z-11097.	5 Cygnet Street, porch extension.
Approval	Z-11099.	25 Raymond Street, enclose porches.

Charlestown

Approval	Z-11029.	23 Moulton Street, day care capacity increase.
Denial	Z-11041.	14 Mt. Vernon Street, kitchen expansion.
Approval	Z-10852.	6 Mystic Place, rear addition.
Approval/ Denial	Z-10919.	105 Bartlett Street, legalize three-family dwelling; erect addition.

Dorchester

Deferral	Z-11101.	1429 Dorchester Avenue, restaurant and stores.
Approval	Z-11104.	29 Spring Garden Street, legalize two family dwellings.
Approval	Z-11196.	6 Ericsson Street, printing plant.
Approval	Z-10913.	9 Harley Street, garage roof deck addition.
Approval	Z-11114.	47 Ocean Street, lodging house.
Approval	Z-11253.	38 Lonsdale Street, two to three family dwelling.

East Boston

Deferral	Z-11014.	107-109 Morris Street, meet with neighborhood.
Approval	Z-11018.	35 Ashley Street, family space addition.
Approval	Z-11071.	11 Lamson Court, legalize addition.
Denial	Z-11083.	198 Havre Street, beauty salon.
Denial	Z-11039.	279 Chelsea Street, three to four apartments.

Fenway

Denial w/o Prejudice	Z-11060.	101 Kilmarnock Street, open air parking lot.

NPZ003.BM

Hyde Park

Approval	Z-11046. 61 Charles Street, one family dwelling.

Jamaica Plain

Approval	Z-11026. 34 Creighton Street, two family dwelling.
Denial	Z-11027. 34 Sheridan street, incompatible density.
Denial as Submitted	Z-11025. 44 Weld hill Street, three family dwelling.
Approval	Z-11140. 31 Plainfield Street, two to three family dwelling.

Mattapan

Deferral	Z-11042. 90-92 Deering Road, review with Authority.

Roslindale

Denial	Z-10734. 7 Sherman Street, substandard lot.

Roxbury

Denial w/o Prejudice	Z-10778-10779. 8-10 Fort Avenue, combine building for eight apartments.
Approval	Z-10974. 65-83 Allerton Street, laundry to offices.

South Boston

Approval	Z-11017. 79 F Street, legalize two family dwelling.
Approval	Z-11023. 675 East Fourth Street, legalize halfway house.
Approval	Z-11031. 118 Pembroke Street, two to three apartments.
Deferral	Z-11032-11038. 116-158 Tudor Street, 157-163 West Seventh Street, 230 E Street, 116 apartments.
Deferral	Z-11012. 238-256 East Eighth Street, fifteen apartments.
Deferral	Z-11105. 1326 Columbia Road, rear sun porch addition.
Denial	Z-11174. 14 F Street, one story addition.
Approval	Z-11068. 300 Northern Avenue, shipyard office and shops.

South Cove

Approval	Z-11024. 20 Pine Street, three to five apartments.

NPZ003.BM

South End

Deferral	Z-11020. 259 Shawmut Avenue, review with Authority.
Denial w/o Prejudice	Z-11030. 67 Rutland Street, inappropriate proposal.
Approval	Z-11044. 57-59 Berkeley Street, existing restaurant.
Approval	Z-11106. 32R Claremont Park, accessory garage.
Approval	Z-11028. 136-140 Shawmut Avenue, church rectory, dormitory, boarding house.
Approval	Z-11057. 49 Clarendon Street, parking lot.

West Roxbury

Deferral	Z-10976-10977. 32-34 Bertson Avenue, review with neighborhood.
Approval	Z-11117. 15 Churchill Road, rear addition.

BOARD OF APPEAL REFERRALS JANUARY 28, 1988

		Hearing	
1.	Z-10734	2/2/88	Vasilios Gianasmidis 7 Sherman Street, Roslindale
2.	Z-10778-10779	2/2/88	Waclavic Realty Trust 8-10 Fort Avenue, Roxbury
3.	Z-10852	2/2/88	Irene V. Smith 6 Mystic Place, Charlestown
4.	Z-10913	2/2/88	Wayne Soverns, Jr. 9 Harley Street, Dorchester
5.	Z-10919	2/9/88	John Avola 105 Bartlett Street, Charlestown
6.	Z-10941	2/2/88	Peter C. Sugar and Associates, Inc. 230 Western Avenue, Brighton
*7.	Z-10974	3/1/88	J & E Realty Trust 65-83 Allerton Street, Roxbury
8.	Z-10976-10977	2/9/88	Brian Martell 32 Bertson Avenue, West Roxbury
9.	Z-11012	2/2/88	M & N Development 238-256 East Eighth Street, South Boston
10.	Z-11014	2/2/88	Giuseppe Guigliano 107-109 Morris Street, East Boston
11.	Z-11017	2/2/88	Sandra McInnis 79 F Street, South Boston
12.	Z-11018	2/2/88	Carmine Elia Polcaro 35 Ashley Street, East Boston
13.	Z-11020	2/2/88	James Realty Trust 259 Shawmut Avenue, Boston
14.	Z-11023	2/2/88	Arch Foundation 675 East Fourth Street, South Boston
15.	Z-11024	2/2/88	E.W. Realty Trust 20 Pine Street, Boston
16.	Z-11025	2/2/88	Mary E. Griffiths 44 Weld Hill Street, Jamaica Plain
17.	Z-11026	2/2/88	Miguel & Ildalia Lanzo 34 Creighton Street, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS JANUARY 28, 1988

		Hearing	
18.	Z-11027	2/2/88	Hector D'Amato 34 Sheridan Street, Jamaica Plain
19.	Z-11028	2/2/88	Archdiocese of Boston 136-140 Shawmut Avenue, Boston
20.	Z-11029	2/2/88	City of Boston 23 Moulton Street, Charlestown
21.	Z-11030	2/2/88	Edward Barron 67 Rutland Street, Boston
22.	Z-11031	2/9/88	Guy Foulke 118 Pembroke Street, Boston
23.	Z-11032-11038	2/2/88	James M. Bletzer 134-138 & 137 Tudor Street, 157-163 West Sixth Street, and 230 E Street, South Boston
24.	Z-11039	2/9/88	Joseph A. Internicola 279 Chelsea Street, East Boston
25.	Z-11041	2/9/88	Mark & Kathleen Domaszewicz 14 Mt. Vernon Street, Charlestown
26.	Z-11042	2/9/88	Dick Kenney 90-92 Deering Road, Mattapan
27.	Z-11044	2/2/88	Savvas Kalaitzidis 57-59 Berkeley Street, Boston
28.	Z-11046	2/9/88	Carine Pulcini 61 Charles Street, Hyde Park
29.	Z-11057	2/9/88	Marjorie Hayes 49 Clarendon Street, Boston
30.	Z-11060	2/9/88	Stanhope Garage, Inc. 101 Kilmarnock Street, Boston
31.	Z-11071	2/9/88	Laurence McCarthy 11 Lamson Court, East Boston
32.	Z-11083	2/9/88	Maria Gesualdi 198 Havre Street, East Boston
33.	Z-11084	2/9/88	Mose Cohen 36 Monastery Road, Brighton
34.	Z-11097	2/9/88	Colin Campbell 5 Cygnet Street, Brighton

*not included in original submission

BOARD OF APPEAL REFERRALS JANUARY 28, 1988

		Hearing	
35.	Z-11099	2/9/88	Reliable Construction and Remodeling Corp. 25 Raymond Street, Allston
36.	Z-11101	2/9/88	Mario & Bruno Schiavo 1429 Dorchester Avenue, Dorchester
37.	Z-11104	2/9/88	Robert & Mary Ann Baker 29 Spring Garden Street, Dorchester
38.	Z-11105	2/9/88	Anthony Cassis 1326 Columbia Road, South Boston
39.	Z-11106	2/9/88	James A. Drongowski 32R Claremont Park, Boston
40.	Z-11114	2/9/88	Katharine Bishop 47 Ocean Street, Dorchester
41.	Z-11117	2/9/88	Francis X. Coppinger 15 Churchill Road, West Roxbury
42.	Z-11140	2/9/88	Harriet Wilby & Carl Johnson 31 Plainfield Street, Jamaica Plain
43.	Z-11174	2/9/88	James R. Wrick 14 F Street, South Boston
44.	Z-11196	----	Arcari Realty Trust 6 Ericsson Street, Dorchester
45.	Z-11253	2/9/88	Dorothy Byrnes 38 Lonsdale Street, Dorchester
*46.	Z-11068	2/2/88	EDIC 300 Northern Avenue, South Boston

*not included in original submission

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-10734
Vasilios Gianasmidis
7 Sherman Street
Roslindale

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10734, Vasilios Gianasmidis, 7 Sherman Street, Roslindale, for three variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Construction of this unit on a lot substantially substandard by 1,700 square feet would have a negative impact on Sherman Street as well as establishing an unwanted precedent in an already dense neighborhood.

Z-10734
7 SHERMAN ST
ROSLINDALE

2

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-10778-10779
Vincent Marino
8-10 Fort Avenue
Roxbury

Site: Three-story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Combine buildings for eight apartments; erect four-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, side, and rear yards.

Excessive floor area ratio and building height.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-10778-10779, Vincent Marino, 8-10 Fort Avenue, Roxbury, for two forbidden uses and twelve variances to combine buildings for eight apartments and erect four-story rear addition in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Incomplete plans. Appellant should present final plans to the Authority for comprehensive review.

Z-10778-10779
8-10 FORT AVE ROXBURY
HIGHLAND PARK
ROXBURY STANDARD
U.S.C.&G.S.
HIGHLAND PARK AVENUE
FORT AVENUE
BEECH GLEN STREET
MARCELLA STREET
MULVEY TER.
THWING STREET
HAWTHORNE AVENUE
ELLIS STREET
HOLY TRINITY HIGH SCHOOL (R.C.)
ALL SAINTS CHURCH
MERTON PLACE
HEATH STREET
CENTRE
DORING PLATFORM
CEDAR PARK
LAMBERT STREET

3

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88 Z-10852
Irene V. Smith
6 Mystic Place
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10852, Irene V. Smith, 6 Mystic Place, Charlestown, for variance to erect two-story rear addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed space for large family. No additional open space violations created on large corner lot.

Z-10852 6 MYSTIC PL CHARLESTOWN
BUNKER HILL CEMETERY
CEMETERY
MYSTIC
PEARL
ELM
ALLSTON
COOK
SACKVILLE
BELMONT
MEAD
NORTH
SULLIVAN
BARTLETT
BISCOE PL
WALKER
FRANKLIN
HIGH
POLK
O'REILLY
TERMINAL
MEDFORD
BOSTON AND MAINE
STREET
COURT
PLACE
AVE

4

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88 Z-10913
Wayne Soverns, Jr.
9 Harley Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect deck on roof of two-car garage and a connecting bridge.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10913, Wayne Soverns, Jr., 9 Harley Street, Dorchester, for two variances to erect deck addition on roof of two-car garage and a connecting bridge in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The existing garage structure is architecturally and physically compatible with the accessory structures in the neighborhood and neighbors support the proposal to construct the deck.

CODMAN SQUARE
TALBOT
CENTRE
GIRLS' LATIN HIGH SCHOOL
LITHGOW
EPPING
STREET
BRENT
WELLES
HARLEY
OCEAN
ALBAN
BAPTIST CHURCH
HENRY TRADE ANNEX
PIERCE HIGH
WALTON
GRACE
ROSLIN
MONTAGUE
MELLEN
WALDORF
ASHMONT
WOODY
AVENUE
PARKING
WALL
Z-10913 9 HARLEY ST DORCHESTER

5

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88 Z-10919
John Avola
105 Bartlett Street
Charlestown

Site: Three-story row structure

District(s): Apartment (H-1)

Purpose: Legalize as three-family dwelling; erect addition.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10919, John Avola, 105 Bartlett Street, Charlestown, for three variances to legalize occupancy as three-family dwelling and erect addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends **approval** of change of occupancy. No record of legal occupancy, essentially a conversion from a two- to a three-family dwelling; and **denial** of addition which would structurally change the rear of the building.

PHIPPS STREET CEMETERY Z-10919
105 BARTLETT ST , CHARLESTOWN
PLAYGROUND
BARTLETT
WALL
STREET
SULLIVAN
FRANKLIN
WALKER
EDEN
PEARL
SALEM
SALEM ST AVE
LAWNWOOD PLACE
SCHOOL ST
SUMMER ST
ELM
GREEN
WOOD
CROSS
MYSTIC
ALLSTON
COOK
SHEAFE ST
SALKVILLE
BELMONT
RUSSELL
MEAD ST
BISCOE PL
HIGH
TRANSIT AUTHORITY
ELEVATED
METROPOLITAN
PHIPPS
MILLER
HOMESTEAD PL
SALEM HILL CT
SUMMER ST CT
HOWARD PL
PAYSON PL
LINCOLN PL
AVON PL
WESLEY PL
BOLTON PLACE
EATON PL

6

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-10941
Heritage Associates
230 Western Avenue
Brighton

Site: Five-story structure

District(s): Manufacturing (M-1)

Purpose: Erect vestibule addition to office building.

Violation(s): Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10941, Heritage Associates, 230 Western Avenue, Brighton, for variance to erect vestibule addition to office building in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Glass vestibule at entrance to building will provide protection from strong winds. Planning and Zoning Advisory Committee does not oppose.

Z-10941 230 WESTERN AVE BRIGHTON

7

Board of Appeal Referrals 1/28/88

Hearing: Not yet scheduled Z-10974
J & E Realty Trust
65-83 Allerton Street
Roxbury

Site: Three-story structure

District(s): Industrial (I-2)

Purpose: Change laundry to offices.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10974, J & E Realty Trust, 65-83 Allerton Street, Roxbury, for change of occupancy from laundry to offices in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval subject to review by the Roxbury Neighborhood Council. The appeal seeks to change the use of a vacant three-story commercial laundry building into 27,000 square feet of general office space. The change of use and renovation of the building will provide appropriate landscaping to the site in addition to 41 off-street parking spaces.

Z-10974
65-83 ALLERTON ST ROXBURY
ALLERTON
STREET
CHESTERTON
POMPEII
PEIRSON
STREET
RUSFIELD
STREET
STREET
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
THEODORE
SERVICE PL
GLYNN
WAY
CITY OF BOSTON FIRE DEPT HEADQUARTERS
BFD ENG 23
NEWMARKET
NEWMARKET
GERARD
READING
KEMBLE
FARNHAM
ALTHER
STREET
ISLAND
NORFOLK
HOWARD
AVENUE
STREET
AVENUE
STREET

8

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-10976-10977
Brian Martell
32-34 Bertson Avenue
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, front, side, rear yards, and off-street parking.

VOTED: In reference to petitions Z-10976-10977, Brian Martell, 32-34 Bertson Avenue, West Roxbury, for five variances to subdivide and erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. This area is extremely dense with narrow streets and on-street parking within close proximity to LaGrange Street, a heavily-travelled street. Any new structure in this area would have to be sensitive to and properly address parking and design issues. Plans must be reviewed with neighbors who are presently opposed and the Authority.

Z-10976-10977 32 BERTSON AVE WEST ROXBURY

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11012
M & N Development
John L. McGuire
238-256 East Eighth Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect 15-unit apartment structure.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11012, M & N Development, John L. McGuire, 238-256 East Eighth Street, South Boston, for four variances to erect 15-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Site is a vacant lot containing approximately 13,000 square feet. The proposal is to construct a three-story frame structure containing 15 two-bedroom rental units. The Authority has met with the appellant to review the project and the concerns still to be resolved are the number of units, the design of the structure, the siting the building on the lot, and the off-street parking and neighborhood impact. Housing on this lot is an appropriate use and the neighborhood actively supports the development.

Z-11012 238-256 EAST EIGHTH ST SOUTH BOSTON

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11014
Giuseppe Guigliano
107-109 Morris Street
East Boston

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Continue use of repair shop garage.

Violation(s): Repair shop garage is forbidden use.

VOTED: In reference to petition Z-11014, Giuseppe Guigliano, 107-109 Morris Street, East Boston, for forbidden use to continue repair shop garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral to allow Authority and Mayor's Office of Neighborhood Services to conduct neighborhood meeting to review appellant's compliance with previous Board of Appeal operational provisos.

Z-11014 107-109 MORRIS ST. EAST BOSTON

11

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11017
Sandra McInnis
79 F Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize as two-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11017, Sandra McInnis, 79 F Street, South Boston, for three variances to legalize as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Rehabilitation of fire-damaged duplex structure assessed and taxed as two-family dwelling. Neighborhood strongly supports.

Z-11017
79 F STREET SOUTH BOSTON
WEST
BOWEN
NOYES STREET
FOURTH
FIFTH
SIXTH
STREET
ALBANIAN ORTHODOX CHURCH
HEALTH UNIT
BOYS' CLUB SOUTH BOSTON
GIRLS' CLUB
LILLY STREET
ST. AUGUSTINE CONVENT
ST. AUGUSTINE SCHOOL (EL.)
LORING
GRIMES
EIGHTH
ST AUGUSTINE CEMETARY
PATRICK F GAVIN JR HIGH SCHOOL
ST. AUGUSTINE R.C. CHURCH
MERCER
GATES
OLD HARBOR
MARION
MANOR
TELEGRAPH
KNOWLTON
EAST
WAY
NINTH
REV. RICHARD A. BURKE
DIXFIELD

12

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11018
Carmine Polcaro
35 Ashley Street
East Boston

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect two-story rear addition to two-family dwelling.

Violation(s): Insufficient side and rear yards.

In reference to petition Z-11018, Carmine Polcaro, 35 Ashley Street, East Boston, for two variances to erect two-story rear addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will provide needed family space.

Z-11018
35 ASHLEY ST EAST BOSTON
BREED STREET
BLACKINTON STREET
ANTRIM ST.
FORD STREET
WHITBY STREET
SARATOGA STREET
NORTHWOOD ST
ST LARAZUS R C CHURCH
CURTIS GUILD EL SCHOOL
M.B.T.A.
PARKING
SCHOOL PARKING
WALL

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11020
James Kane, Trustee
259 Shawmut Avenue
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as five apartments; erect rear and dormer additions.

Violation(s): Five-family dwelling is conditional use.

Excessive floor area ratio.

Restricted roof structure district.

Insufficient open space.

VOTED: In reference to petition Z-11020, James Kane, Trustee, 259 Shawmut Avenue, Boston, for two conditional uses and two variances to legalize occupancy for five apartments and erect dormer and rear additions in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral. Conversion of this vacant structure formerly occupied as a lodging house involves substantial exterior and interior renovations. Appellant must review these plans with the Authority.

Z-11020 259 SHAWMUT AVE BOSTON

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11023
Arch Foundation
675 East Fourth Street
South Boston

Site: Three-story structure

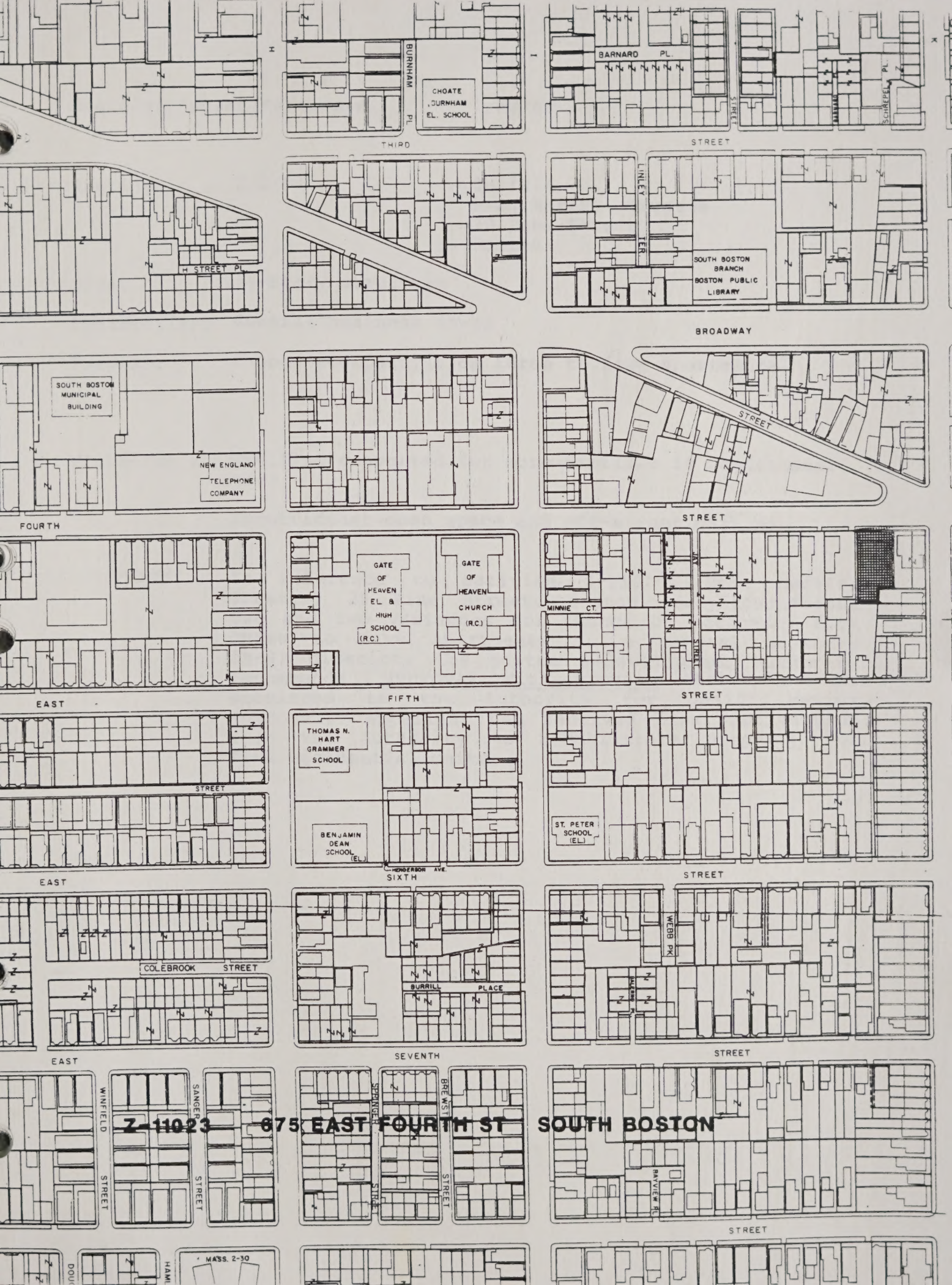
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as halfway house for recovering alcoholics (30 persons).

Violation(s): Group care residence general is conditional use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11023, Arch Foundation, 675 East Fourth Street, South Boston, for conditional use and two variances to legalize occupancy as halfway house for recovering alcoholics (30 persons) in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the present occupancy of thirty for the treatment of twenty-five adult recovering alcoholics and five resident staff not be increased; that the staff beds not be included in the patient occupancy license. Program existing for approximately twenty-five years. Patients stay at Gavin House from four to six months and receive counseling and employment opportunities.



Z-11023 675 EAST FOURTH ST SOUTH BOSTON

15

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11024
Evan Harris, Trustee
20 Pine Street
Boston

Site: 3½-Story structure

District(s): General business (B-4)

Purpose: Change occupancy from three to five apartments.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11024, Evan Harris, Trustee, 20 Pine Street, Boston, for conditional use and two variances for change of occupancy from three to five apartments in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant has received final designation from the Authority to rehabilitate property for five residential units.

Z-11024 20 PINE ST BOSTON

16

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88 Z-11025
Mary E. Griffiths
44 Weld Hill Street
Jamaica Plain

Site: 3,500 Square feet of land

District(s): Residential, three-family (R-.8)

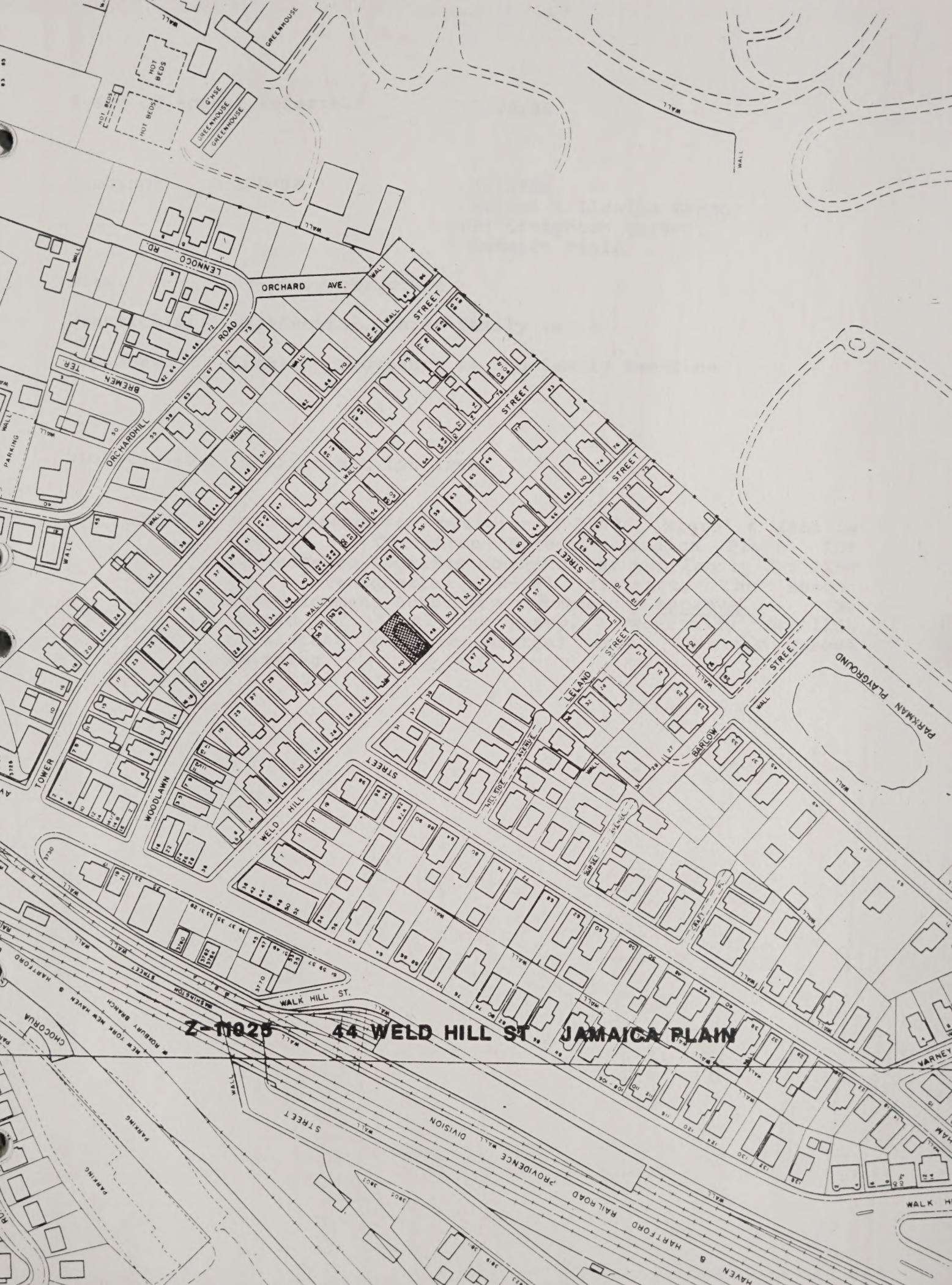
Purpose: Erect 3½-story three-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, open space, side, rear yards, and off-street parking.

Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-11025, Mary E. Griffiths, 44 Weld Hill Street, Jamaica Plain, for nine variances to erect 3½-story three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial as submitted. Density, height of building, side yard setback, light and air to abutter, and off-street parking are major concerns. A two-family dwelling would be more appropriate for the site, provided plans are reviewed by the Authority.


Z-11025 44 WELD HILL ST. JAMAICA PLAIN
ORCHARD AVE.
LENNOX RD
ROAD
ORCHARDHILL
BREMEN TER
PARKING
WALL
STREET
WELD HILL
WOODLAWN
TOWER
LELAND STREET
BARLOW
PARKMAN PLAYGROUND
WALK HILL ST.
VARNEY
PROVIDENCE RAILROAD DIVISION
NEW YORK NEW HAVEN & HARTFORD
ROXBURY BRANCH
CHOCORUA
HOT BEDS
GREENHOUSE
G'HSE

17

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88 Z-11026
Miguel & Ildalia Lanzo
34 Creighton Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11026, Miguel & Ildalia Lanzo, 34 Creighton Street, Jamaica Plain, for variance to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two-family dwelling consistent with residential area. Two-car garage existing.

Z-11026 34 CREIGHTON ST JAMAICA PLAIN

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11027
Hector D'Amato
34 Sheridan Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11027, Hector D'Amato, 34 Sheridan Street, Jamaica Plain, for variance to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Essentially a conversion from one-family dwelling. Precedent is undesirable. Proposed density incompatible with small lot. Neighbor is opposed.

Z-11027 34 SHERIDAN ST JAMAICA PLAIN

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11028
Archdiocese of Boston
136-140 Shawmut Avenue
Boston

Site: Holy Trinity Church

District(s): Manufacturing (M-2)

Purpose: Change occupancy from church to same, rectory, and boarding house.

Violation(s): Lodging house is forbidden use.

VOTED: In reference to petition Z-11028, Archdiocese of Boston, 136-140 Shawmut Avenue, Boston, for forbidden use for change of occupancy from church to same, rectory, and boarding house in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The appellant, in conjunction with The Bridge, Inc., proposes a short-term residential transitional program for up to twelve homeless girls and boys 17 to 20 years of age. South End Neighborhood Action Program and Castle Square Neighborhood Association support the project.

Z-11028 136-140 SHAWMUT AVE BOSTON

20

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88 Z-11029
Public Facilities Department
23 Moulton Street
Charlestown

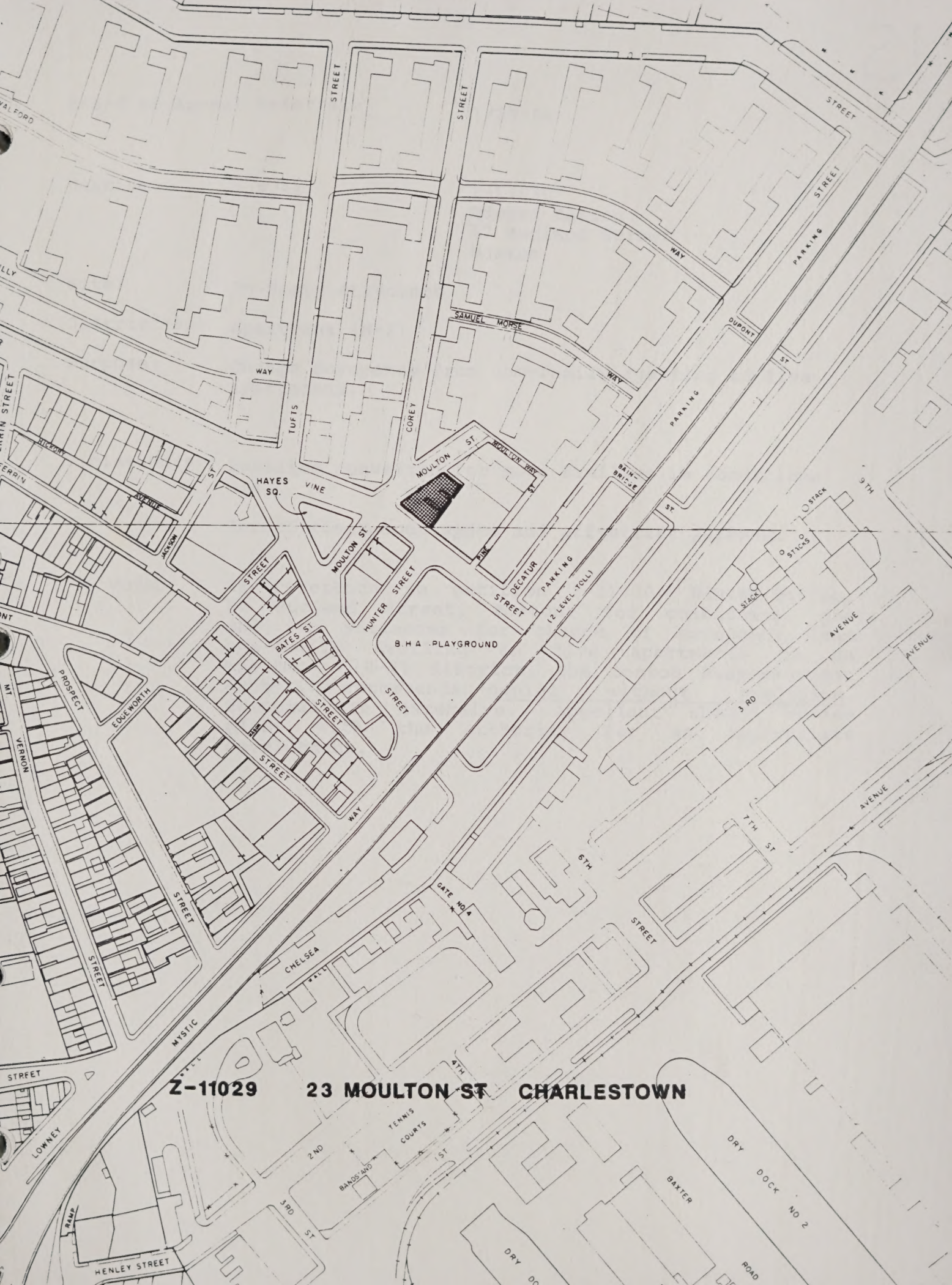
Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Increase capacity of day care center from 100 to 125 children.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-11029, Public Facilities Department, 23 Moulton Street, Charlestown, for extension of nonconforming use to increase capacity of day care center from 100 to 125 children in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. A previously unused portion of the building will accommodate additional children of the John F. Kennedy Childhood Education Program which enjoys community support.


STREET
STREET
STREET
WAY
PARKING
SAMUEL MORSE
WAY
DUPONT
ST
PARKING
WAY
TUFTS
COREY
MOULTON ST
MOULTON WAY
HAYES SQ.
VINE
BAIN-BRIDGE
ST
9TH
STACK
STACKS
STACK
AVENUE
AVENUE
3 RD
AVENUE
7TH ST
6TH
STREET
GATE NO 4
CHELSEA
MYSTIC
STREET
STREET
STREET
STREET
WAY
STREET
STREET
STREET
STREET

21

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11030
Edward Barron
67 Rutland Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from one-family dwelling to five apartments.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11030, Edward Barron, 67 Rutland Street, Boston, for conditional use and two variances for change of occupancy from one-family dwelling to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is excessive. Appellant should review plans with the Authority for an appropriate development.

Z-11030 67 RUTLAND ST BOSTON
RUTLAND
SQUARE
CONCORD
PLACE
WEST
NEWLAND
HAVEN
PLAYGROUND
BLACKSTONE
SQUARE
FRANKLIN
SQUARE
EAST BROOKLINE
PARKING AREA
PARKING AREA
DEDHAM
STREET
FABIAN
STREET
TRUMBULL
STREET
IVANHOE
PARKHOOK CT
CANTON
BROOKLINE
PEMBROKE
STREET
CANTON CT
PL
CANTON
STREET
STREET
STREET
HAVEN
PLACE
STREET
SHAWMUT
STREET
CUMSTON
STREET
NEW LANE
STREET
ALLEY
STREET
ALLEY
STREET
ALLEY

22

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11031
Guy Foulke
118 Pembroke Street
Boston

Site: Three-story structure

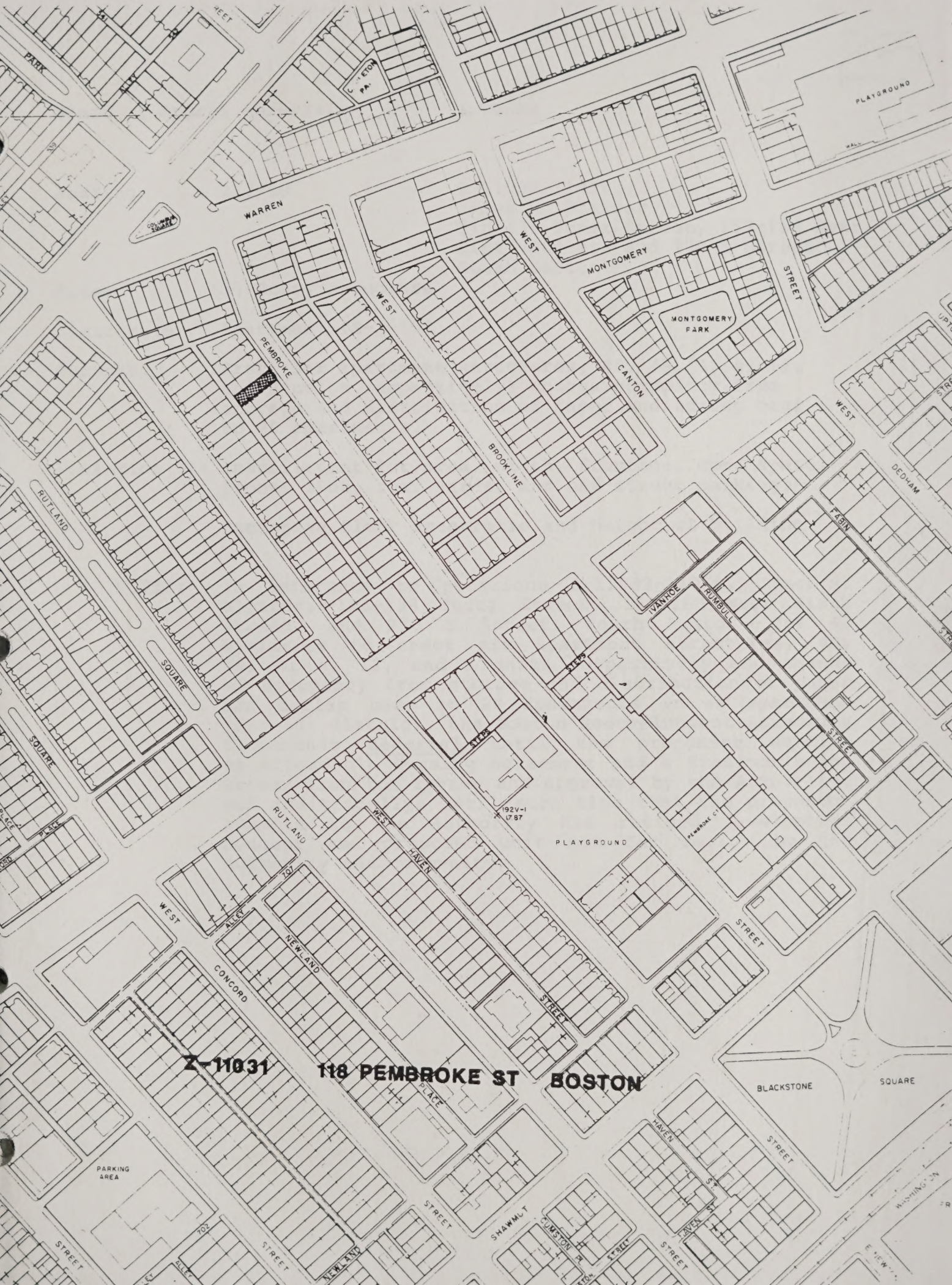
District(s): Apartment (H-2)

Purpose: Change occupancy from two to three apartments.

Violation(s): Dwelling converted for more units is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-11031, Guy Foulke, 118 Pembroke Street, Boston, for conditional use and variance for change of occupancy from two to three apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal complies with South End Density Limitation Overlay District. Legalization of apartment existing for at least five years.


Z-11031
118 PEMBROKE ST
BOSTON
WARREN
WEST
MONTGOMERY
STREET
MONTGOMERY PARK
PLAYGROUND
PEMBROKE
BROOKLINE
CANTON
RUTLAND
SQUARE
IVANHOE
TRUMBULL
DEDHAM
FABIN
STEPS
PLAYGROUND
HAVEN
NEWLAND
CONCORD
ALLEY
PLACE
SHAWMUT
BLACKSTONE
SQUARE
PARKING AREA

23

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11032-11038
James M. Bletzer
116-138 Tudor Street, 157-163 West Sixth Street, and 230 E Street
South Boston

Site: 3½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect six apartment structures, 40, 48, 4, 4, 12, and 8 units respectively; change occupancy from storage and distribution of paper and burlap bags to 20 apartments.

Violation(s): Insufficient lot area, width, frontage, open space, front, side, rear yards, and off-street parking.

Excessive floor area ratio and height of building.

VOTED: In reference to petitions Z-11032-11038, James M. Bletzer, 116-138 Tudor Street, 157-163 West Sixth Street, and 230 E Street, South Boston, for 40 variances to erect six apartment structures, 40, 48, 4, 4, 12, and 8 units respectively and change of occupancy from storage and distribution of paper and burlap bags to 20 apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until the proponent submits an Affordable Housing Agreement and a Transportation Access Plan for review and approval by the Authority; and additionally, until such time that the proponent submits to the Authority his revised development concept and proposed unit mix for review by the Authority and community.

Z-11032-11038
134-138 & 137 TUDOR ST, 157-163 WEST SIXTH ST, & 230 E ST
SOUTH BOSTON
TUDOR
WEST SIXTH
E ST
COLONY
BELL COURT
WEST
STREET
BAXTER
JOYCE-KRAVES WAY
LINSKEY-BARRY WAY
EARL STREET
NINTH
EIGHTH
SEVENTH
ST AUGUSTINE SCHOOL (EL)
ST AUGUSTINE CONVENT
LORING
GRIMES
BOWEN
MORGROSS SCHOOL (EL)
GOLD
LOUIS STREET
LILLY
SIXTH
BOYS' CLUB
PATRICK F GAVIN JR HIGH SCHOOL
ST AUGUSTINE CEMETARY
BOYS' CLUB SOUTH BOSTON
BIGELOW SCHOOL (EL)
FIFTH
FOURTH
MERCER
GATES

Board of Appeal Referrals

Hearing: 2/9/88

Z-11039
Joseph A. Internicola
279 Chelsea Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11039, Joseph A. Internicola, 279 Chelsea Street, East Boston, for variance for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Plans indicate only one window in basement apartment which would create a severe deficiency of light and air.

Z-11039 279 CHELSEA ST EAST BOSTON

26

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88 Z-11041
Mark & Kathleen Domaszewicz
14 Mt. Vernon Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11041, Mark & Kathleen Domaszewicz, 14 Mt. Vernon Street, Charlestown, for variance to erect rear addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Small kitchen expansion would enhance existing living space but would limit future use and availability of existing open space. Unwanted precedent for this area, where similar additions if allowed, would interfere with light, air, and privacy of abutters.

Z-10041 14 MT. VERNON ST CHARLESTOWN
TUFTS
COREY
SAMUEL MORSE WAY
HAYES SQ.
VINE
MOULTON ST.
MOULTON ST
HUNTER STREET
DECATUR STREET
PARKING
BATH-BRIDGE
DUPONT ST
PARKING
STREET
BHA PLAYGROUND
BATES ST
PROSPECT
EDGEWORTH
VERNON
MT
STREET
WAY
GATE NO 4
CHELSEA
MYSTIC
6TH
7TH ST
8TH ST
3 RD
AVENUE
DRY DOCK NO 2
DRY DOCK NO 1
BAXTER
ROAD
MARINE RAIL
HENLEY STREET
1ST AVENUE
WAPPING STREET
GATE NO 1
LOWNEY
RAMP
2ND
3RD ST

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11042
Richard Kenney
90-92 Deering Road
Mattapan

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11042, Richard Kenney, 90-92 Deering Road, Mattapan, for seven variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until new plans have been reviewed by the Authority. Incorrect plans were inadvertently submitted with application.

Z-11042 90-92 DEERING RD MATTAPAN

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11044
Savvas Kalaitzidis
57-59 Berkeley Street
Boston

Site: Four-story structure

District(s): General business (B-4)

Purpose: Change occupancy from three-family dwelling and store to three-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11044, Savvas Kalaitzidis, 57-59 Berkeley Street, Boston, for conditional use for change of occupancy from three-family dwelling and store to three-family dwelling and take-out restaurant in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with proviso that appellant review proposal with Eight Streets Neighborhood Association. Existing restaurant. Proposal is compatible with business uses in the area.

Z-11044 57-59 BERKELEY ST BOSTON

28

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88 Z-11046
Carina T. Pulcini
61 Charles Street
Hyde Park

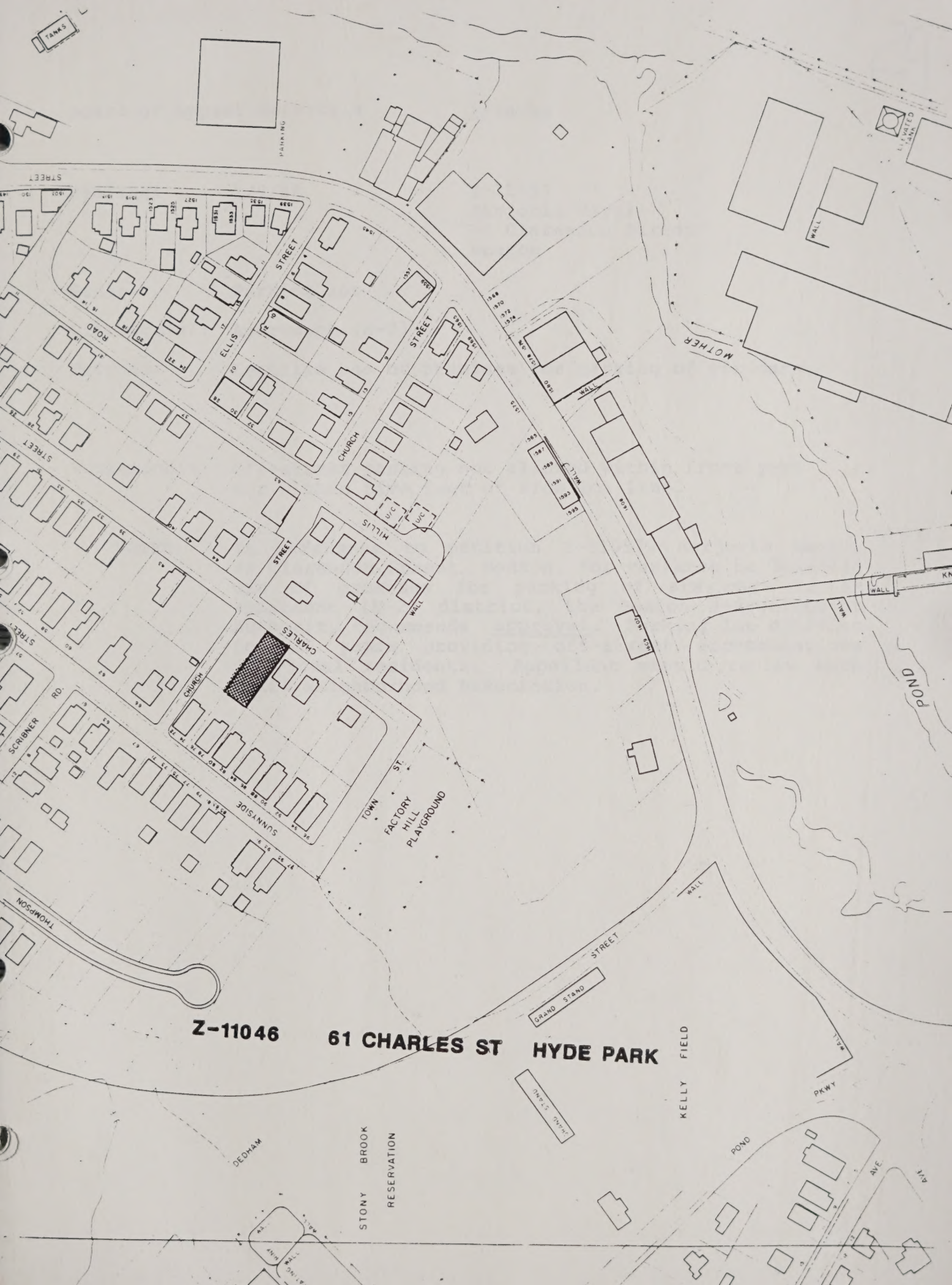
Site: 5,221 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient side yard and off-street parking.

VOTED: In reference to petition Z-11046, Carina T. Pulcini, 61 Charles Street, Hyde Park, for two variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to building exterior, landscaping, and off-street parking be submitted to the Authority for design review approval. Proposal will enhance the site and improve the neighborhood.


Z-11046
61 CHARLES ST HYDE PARK
TANKS
PARKING
STREET
ELLIS
ROAD
CHURCH
STREET
MOTHER
WALL
STREET
MILLS
WALL
CHARLES
CHURCH
SCRIBNER
RD.
SUNNYSIDE
TOWN ST.
FACTORY HILL PLAYGROUND
THOMPSON
STREET
GRAND STAND
KELLY FIELD
POND
PKWY
DEDHAM
STONY BROOK RESERVATION
POND
AVE

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88 Z-11057
Marjorie Hayes
49 Clarendon Street
Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: Legalize use of premises for parking of six cars.

Violation(s): Off-street parking not allowed within front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-11057, Marjorie Hayes, 49 Clarendon Street, Boston, for variance to legalize use of premises for parking of six cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Parking lot existing for 25 years providing off-street accommodations for local residents. Appellant should review with Ellis Neighborhood Association.

Z-11057 49 CLARENDON ST BOSTON
ST CHARLES STREET
CAZENOVE STREET
MORGAN ST
ALLEY 559
STANHOPE PLACE
ALBANY STREET
BUCKINGHAM
CHANDLER
LAWRENCE PLACE
GRAY AVENUE
CORTES
ISABELLA
MASS. RAMP
RAMP ON
PARKING
PARKING AREA
DARTMOUTH
HARTFORD STREET
HANOVER STREET
TRURO
YARMOUTH
RAMPS
AVENUE
STREET

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11060
Stanhope Garage, Inc.
101 Kilmarnock Street
Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: To continue use of open air public parking for 15 cars for fee.

Violation(s): Parking lot is forbidden use.

At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-11060, Stanhope Garage, Inc., 101 Kilmarnock Street, Boston, for forbidden use and variance to continue use of open air public parking lot for 15 cars for fee in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice until improper fence exit is replaced. The Authority's position in 1986 and currently is that the lot, in a residential neighborhood, should be used for residential parking on a monthly basis only. Two hundred and thirty units of housing have been recently approved in this neighborhood and another 115 are proposed directly opposite the site. There is ample demand for residential parking to preclude the use of this lot for ballgame or medical area commuters. The existing fence has a sliding exit apparatus which requires overcrowded cars to jump the curb and to enter Kilmarnock Street further down from the actual curb cut for the lot, thus subverting the purpose of the fence. This fence should be replaced and plans for a new fence submitted to the Authority for design review approval.

Z-11060 101 KILMARNOCK ST BACK BOSTON

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11071
Laurence T. McCarthy
11 Lamson Court
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1-40)

Purpose: Legalize rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11071, Laurence T. McCarthy, 11 Lamson Court, East Boston, for two variances to legalize rear addition to one-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Existing condition for eighteen years without apparent impact.

Z-11071 11 LAMSON CT EAST BOSTON
McKAY PL
GENEVA
STREET
VENICE STREET
WELLINGTON STREET
BELMONT
SERVICE
OUR LADY OF THE ASSUMPTION CHURCH
LAMSON COURT
CASTLE CT
ARAMON STREET
HOOTEN COURT
PLAYGROUND
SUMNER PL
SCEVER
BROPHY MEMORIAL PARK
SAMUEL ADAMS SCHOOL
BRIGHAM STREET
ALNA PLACE
ALBANY
RAILROAD
CONVEYOR
PRIVATE
DRY DOCK

32

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11083
Maria Gesualdi
198 Havre Street
East Boston

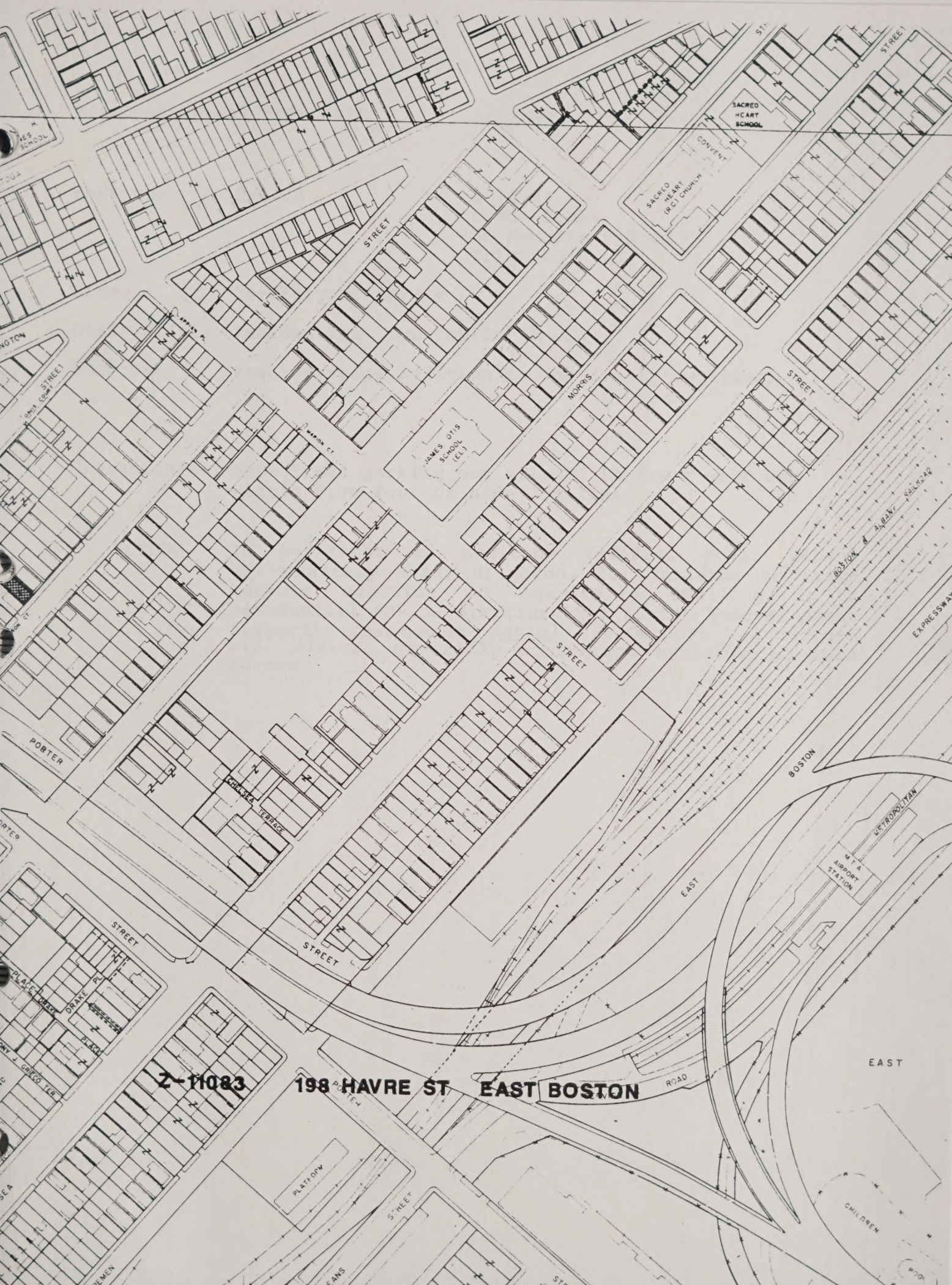
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling to two-family dwelling and beauty salon.

Violation(s): Beauty salon is forbidden use.

VOTED: In reference to petition Z-11083, Maria Gesualdi, 198 Havre Street, East Boston, for forbidden use for change of occupancy from three-family dwelling to two-family dwelling and beauty salon in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Inappropriate use at this location would set a detrimental precedent. East Boston residents are actively working to consolidate business uses in more efficient locations and deter new businesses from locating within predominantly residential areas.


SACRED HEART SCHOOL
CONVENT
SACRED HEART (R.C.) CHURCH
STREET
MORRIS
JAMES OTIS SCHOOL (ELEM.)
JAMES COURT
MASON CT.
POBTER
CHELSEA TERRACE
BOSTON & ALBANY RAILROAD
EXPRESSWAY
BOSTON
METROPOLITAN
M.T.A. AIRPORT STATION
EAST
ROAD
DRAKE PL.
PLACE
GREGO TER.
PLATFORM
CHILDREN
Z-11083
198 HAVRE ST EAST BOSTON

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11084
Moshe Cohen
36 Monastery Road
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect carport addition to one-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-11084, Moshe Cohen, 36 Monastery Road, Brighton, for variance to erect carport addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Carport structure will disrupt generally consistent setbacks on this street.

Z-11084 36 MONASTERY RD BRIGHTON
PARKING
PASSIONIST FATHERS MONASTERY
MONASTERY
HOSPITAL
TENNIS COURT
WASHINGTON
WALL
ST. GABRIEL'S MONASTERY PARISH SCHOOL
PARKING
COMMONWEALTH DEVELOPMENT BOSTON HOUSING AUTHORITY BOSTON 200-3
MONASTERY HILL APARTMENTS
FIDELIS
WAY
PARKING
ROAD
PLACE
U/C
CLAYMOSS
STREET
MONASTERY
COLBORNE
EUSTON
RANSOM
PATH
MBTA

34

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88 Z-11097
Colin Campbell
5 Cygnet Street
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear porch addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11097, Colin Campbell, 5 Cygnet Street, Brighton, for variance to erect rear porch addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Two-foot extension. Adequate rear yard remaining.

BRONSON STREET
SCHOOL STREET
FLETCHER STREET
SOUTH WAVERLY STREET
LITCHFIELD STREET
ANTWERP STREET
ASCOT STREET
BENSON STREET
CYGNET STREET
BOSTON & ALBANY
HARVEY STEEL
ROAD
BRAINTREE STREET
RAIL ROAD
ADAMSON
ALDIE
STORAGE AREA
PARKING
WALL
Z-11097 5 CYGNET ST BRIGHTON

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11099
Wilson Eng
25 Raymond Street
Allston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose porches of three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11099, Wilson Eng, 25 Raymond Street, Allston, for variance to enclose porches of a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosure of two front and three rear porches.

Z-11099 25 RAYMOND ST ALLSTON
EVERETT
RAYMOND
WESTFORD
WESTFORD PLACE
STREET
WESTFORD STREET
SQUARE
EVERETT
RIVERDALE
WAY
HOLMES
STREET
MEAD
STREET
WEITZ
NORTH HARVARD
STREET
KINGSLEY
SPUR
STREET
TELFORD STREET
PARKING
STREET
ALLAHAN PLACE
MC DONALD AVENUE
SPEEDWAY AVENUE
WBZ RADIO TOWER
PARKING
WALL

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11101
Mario & Bruno Schiavo
1429 Dorchester Avenue
Dorchester

Site: Two-story structure

District(s): General business (B-1)

Purpose: Change occupancy from doctors' offices and clinic to restaurant and stores.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11101, Mario & Bruno Schiavo, 1429 Dorchester Avenue, Dorchester, for variance for change of occupancy from doctors' offices and clinic to restaurant and stores in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with Authority to review following concerns: number of seats, off-street parking, and signage.

Z-11101 1429 DORCHESTER AVE DORCHESTER

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11104
Robert Baker
29 Spring Garden Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwellings.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11104, Robert Baker, 29 Spring Garden Street, Dorchester, for variance to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to egress be submitted to the Authority for design review approval. No record of legal occupancy. Occupancy consistent with residential neighborhood. Off-street parking available.

Z-11104 29 SPRING GARDEN ST DORCHESTER

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11105
Anthony Cassis
1326 Columbia Road
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect rear sun porch addition to four-apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11105, Anthony Cassis, 1326 Columbia Road, South Boston, for two variances to erect sun porch addition to four-apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. The Authority has not reviewed plans which would clearly demonstrate the location of the addition and its impact on the existing rear porch and deck areas. Concerns are the expansion of a large residential structure, visibility, and the impact on the surrounding properties as well as the precedent it might set for the homes along Columbia Road.

Z-11105 1326 COLUMBIA RD SOUTH BOSTON

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11106
James A. Drongowski
32R Claremont Park
Boston

Site: Three-story row structure

District(s): Apartment (H-3)

Purpose: Erect accessory garage.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-11106, James A. Drongowski, 32R Claremont Park, Boston, for variance to erect accessory garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral. Plans submitted to the Authority are insufficient to determine impact on neighboring properties. Appellant must review plans with Claremont Neighborhood Association.

FALMOUTH
CHRISTIAN SCIENTIST
PARK
CUMBERLAND
STREET
DURHAM
ST
R.R.
CARLETON
WEST
RUTLAND
SQUARE
PARK
GREENWICH
CLAREMONT
NEW YORK
BLACKWOOD
STREET
ALBEMARLE
STREET
AUTOMOBILE
UNDERPASS
ALLEY
WALL
MTA STATION
CLAREMONT
PARK
HARTFORD
WELLINGTON
STREET
AVENUE
COLUMBUS
PARKING
NORTHAMPTON
STREET
HAVEN
CAMDEN
WATSON
DILWORTH
WORCESTER
WEST
SPRINGFIELD
MASSACHUSETTS
TREMONT
TENNIS
COURTS
Z-11106 32R CLAREMONT PARK BOSTON

40

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11114
Katharine Bishop
47 Ocean Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from rest home to one-family and lodging house (six lodgers).

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-11114, Katharine Bishop, 47 Ocean Street, Dorchester, for conditional use for change of occupancy from rest home to one-family dwelling and lodging house (six lodgers) in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Large Victorian structure located in a residential neighborhood consisting of similar large Victorian homes built around the same period. The change of use to a "bed and breakfast" hotel for six lodgers would reduce the present legal occupancy for 18 beds and allow a compatible use within the neighborhood which supports the development.

Z-1114 47 OCEAN ST DORCHESTER
ASHMONT
BUSHNELL
LOMBARD
WRENTHAM
DRACUT
TILMAN
TALBOT
PEABODY SQUARE
AVENUE
STREET
WALDORF ST.
MONTAGUE
GRACE ST
WALTON
ROSLIN
MELLEN
HARLEY
CLERMONT
CARMEL
LANE
THOMAS FRANCIS LEEN EL SCHOOL
MBTA ASHMONT STATION
RAMP
WALL
PARKING
PLAYGROUND
HENRY PIERCE TRADE ANNEX HIGH

41

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11117
Francis X. Coppinger
15 Churchill Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11117, Francis X. Coppinger, 15 Churchill Road, West Roxbury, for variance to erect two-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to building materials and scale of proposed structure be submitted to the Authority for design review approval. Second-floor rear porch will also be enclosed. The proposed addition is excessive and should be reduced by approximately eight feet in length. Design review will ensure compatibility with surrounding area.

Z-11117 15 CHURCHILL RD WEST ROXBURY

42

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11140
Harriet Wilby
31 Plainfield Street
Jamaica Plain

Site:

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11140, Harriet Wilby, 31 Plainfield Street, Jamaica Plain, for conditional use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling compatible with residential neighborhood.

Z-11140 31 PLAINFIELD ST
JAMAICA PLAIN
ROSSMORE
KEYES STREET PL
DUNGARVEN ROAD
WILLIAMS STREET
BROOKLEY
ELEVATED STREET
STEDMAN ROAD
PLAINFIELD
STONLEY
TRANSIT AUTHORITY
ROAD
LOTUS
LOTUS AVENUE
TERRACE
BROOKLEY
ARBORWAY TERMINAL PARKING
M. T. A. OFFICE BUILDING
CITY OF BOSTON P.W.D. GARAGE
PARKING
FRANKLIN
CEMETERY
HILLS
ORIOLE PATH
FOREST HILLS ENTRANCE DRIVE
HIGHWAY
COVENANT CONGREGATIONAL CHURCH
CLEARWAY
DUNNING WAY
CATENACCIA WAY
FOREST
CIRCLE
PARK
ROAD
MORTON STREET
PARKING

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88 Z-11174
James R. Wrick
14 F Street
South Boston

Site: Two-story row structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story rear addition to one-family dwelling; eliminate previous Board of Appeal proviso.

Violation(s): At variance with previous decision of Board of Appeal.

Excessive floor area ratio.

VOTED: In reference to petition Z-11174, James R. Wrick, 14 F Street, South Boston, for two variances to erect one-story rear addition to one-family dwelling and eliminate previous Board of Appeal proviso in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Four-foot increase of addition granted by Board of Appeal last November. Undesirable precedent, encroachment on abutting properties. Elimination of Board of Appeal proviso extending fire wall should not be approved.

Z-11174 14 F STREET SOUTH BOSTON

Board of Appeal Referrals 1/28/88

Hearing: Not yet scheduled Z-11196
Arcari Realty Trust
6 Ericsson Street
Dorchester

Site: One-story structure

District(s): Waterfront (W-2)

Purpose: Change occupancy from steel fabricating shop and office to printing and office.

Violation(s): Printing plan is conditional use.

Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11196, Arcari Realty Trust, 6 Ericsson Street, Dorchester, for conditional use and variance for change of occupancy from steel fabricating shop and office to printing and office in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. This property is within the Port Norfolk Planning Overlay District. The current zoning, W-2, is under review. This specific site is appropriate for a printing plant. The use will not adversely affect the neighborhood, nor is it incompatible with the goals of the IPOD planning study and proposed rezoning. Appellant can provide on-site parking sufficient for employees. At a joint meeting of the Port Norfolk Planning and Zoning Advisory Committee and the community, approval of the petition was unanimously voted.

Z-11196 6 ERICSSON ST DORCHESTER

46

Board of Appeal Referrals 1/28/88

Hearing: 2/9/88

Z-11253
Dorothy Byrnes
38 Lonsdale Street
Dorchester

Site: Under construction

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, and off-street parking.

VOTED: In reference to petition Z-11253, Dorothy Byrnes, 38 Lonsdale Street, Dorchester, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposed three-family dwelling to replace two-family structure destroyed by 1987 plane crash is consistent with homes along the street and will not adversely affect the neighborhood. Three-family dwelling is necessary to generate income needed to finance the mortgage.

Z-11253 38 LONSDALE ST DORCHESTER

Board of Appeal Referrals 1/28/88

Hearing: 2/2/88

Z-11068
EDIC
300 Northern Avenue
South Boston

Site: Two-story structure

District(s): Waterfront (W-2)

Purpose: Change occupancy from shipyard offices and shops to light manufacturing, storage, and temporary lodging for 30 U.S. Navy personnel.

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-11068, EDIC, 300 Northern Avenue, South Boston, for conditional use for change of occupancy from shipyard office and shops to light manufacturing, storage, and temporary lodging for 30 U.S. Navy personnel in a waterfront (W-2) district, the Boston Redevelopment Authority recommends denial without prejudice due to inadvertently refused as conditional use. Lodging house is a forbidden use in a waterfront district.

STREET
NORTHERN
U.S. NAVAL RESERVATION
PARKING
TENNIS COURT
RAMP
WALL
AVENUE
WALL
RAMP
DRY DOCK
WALL
PARKING
Z-11068
300 NORTHERN AVE SOUTH BOSTON
TERMINAL
STREET
U.S. ARMY BASE
PARKING